



10 Chantry Close

Westhoughton, BL5 2LY

Offers in the region of £275,000



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Entrance Hallway

5'7" x 4'3" (1.70m x 1.30m)

Entering through the welcoming entrance hallway via uPVC double glazed door with obscured glass inserts. Coving, centre ceiling light, grey flooring, cupboard housing utility meters, alarm panel.

Lounge

15'1" x 12'3" (4.60m x 3.73m)

Light Filled Room with uPVC double glazed bay window with leaded glass inserts to front elevation, centre ceiling light, double radiator, coving, carpet to floor, plug sockets, tv aerial point, wall mounted electric fire.

Spacious Kitchen / Diner

15'4" x 9'11" (4.67m x 3.02m)

WREN fitted kitchen comprising "shaker style" cream wall and base units with complimentary wooden effect high gloss work surfaces, stainless steel one and half bowl sink unit with mixer tap and drainer, electric hob and integrated electric oven, stainless steel extractor fan above, cupboard housing boiler, double radiator, space to site fridge freezer, under stairs storage cupboard, two centre ceiling lights, two uPVC double glazed windows to rear elevation, uPVC double glazed door with glass patterned inserts to rear elevation.

Bedroom Four (GF Extension)

13'1" x 7'4" (3.99m x 2.24m)

uPVC double glazed bay leaded window to front elevation, double radiator, plug sockets, space to site bedroom furniture as desired, carpet to floor and loft access.

En-Suite (GF Extension)

7'3" x 3'4" (2.21m x 1.02m)

Low level w.c. flush, pedestal sink unit, walk in shower

with electric shower. Fully tiled throughout. uPVC double glaze opaque window to rear elevation.

First Floor Landing

11'4" x 7'1" (3.45m x 2.16m)

Stairs leading to landing with white handrail and white balustrade unit. Spacious L shape landing, carpet to floor, coving, loft access, cupboard housing hot water cylinder, uPVC double glazed opaque window to side elevation.

Master Bedroom

13'10" x 7'4" (4.22m x 2.24m)

uPVC double glazed leaded window to front elevation, radiator, tv aerial point, coving, centre ceiling fan light, carpet to floor, space to site bedroom furniture as desired.

Bedroom Two

10'7" x 8'8" (3.23m x 2.64m)

Further Double Bedroom with uPVC double glazed window to rear elevation, radiator, carpet to floor, plug sockets, space to site bedroom furniture as desired.

Bedroom Three

7'3" x 6'6" (2.21m x 1.98m)

Oriel bay window with leaded glass, radiator, carpet to floor, plug sockets

Family Bathroom

6'1" x 5'10" (1.85m x 1.78m)

Three piece suite comprising bath with hand held shower attachment, pedestal sink unit and low level w.c. flush. Fully tiled walls, grey flooring, chrome ladder style radiator/towel rail, centre ceiling light, uPVC double glazed opaque window to rear elevation.

External

Rear: South facing paved rear garden (two tiers) with patio / entertaining areas and mature trees and shrubs. Large Summer House with power and light. Fenced Panelled Boundaries. Gated side access.

Front: Large flagged driveway allowing off road parking for two/three vehicles. Further space at the side if required, to park further vehicles. Pebbled garden stocked with mature trees and shrubs.

Tenure

We are informed by the Seller that the tenure of this property is FREEHOLD

Charlesworth Estate Agent have not sought to verify the legal title of the property and any buyer must obtain verification from their solicitor or at least be satisfied prior to exchange of contract.

Council Tax Band

We understand the property is in council tax band B this information has been taken from Valuation Office Agency www.voa.gov.uk website.

Disclaimer

All Properties

All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Charlesworth Estate Agent, nor have we sought certification of warranty services, unless otherwise stated. It is in the buyer's or renter's interests to check the working condition of all appliances. Any floor plans and/or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only – they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer or future tenant, you are advised to recheck the measurements before committing to any expense. All details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Charlesworth Estate Agent has not sought to verify the legal title of the property and any buyer or future tenant must obtain verification from their solicitor or at least be satisfied prior to contract.



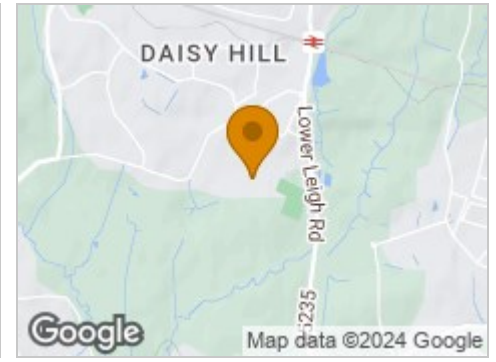
Road Map



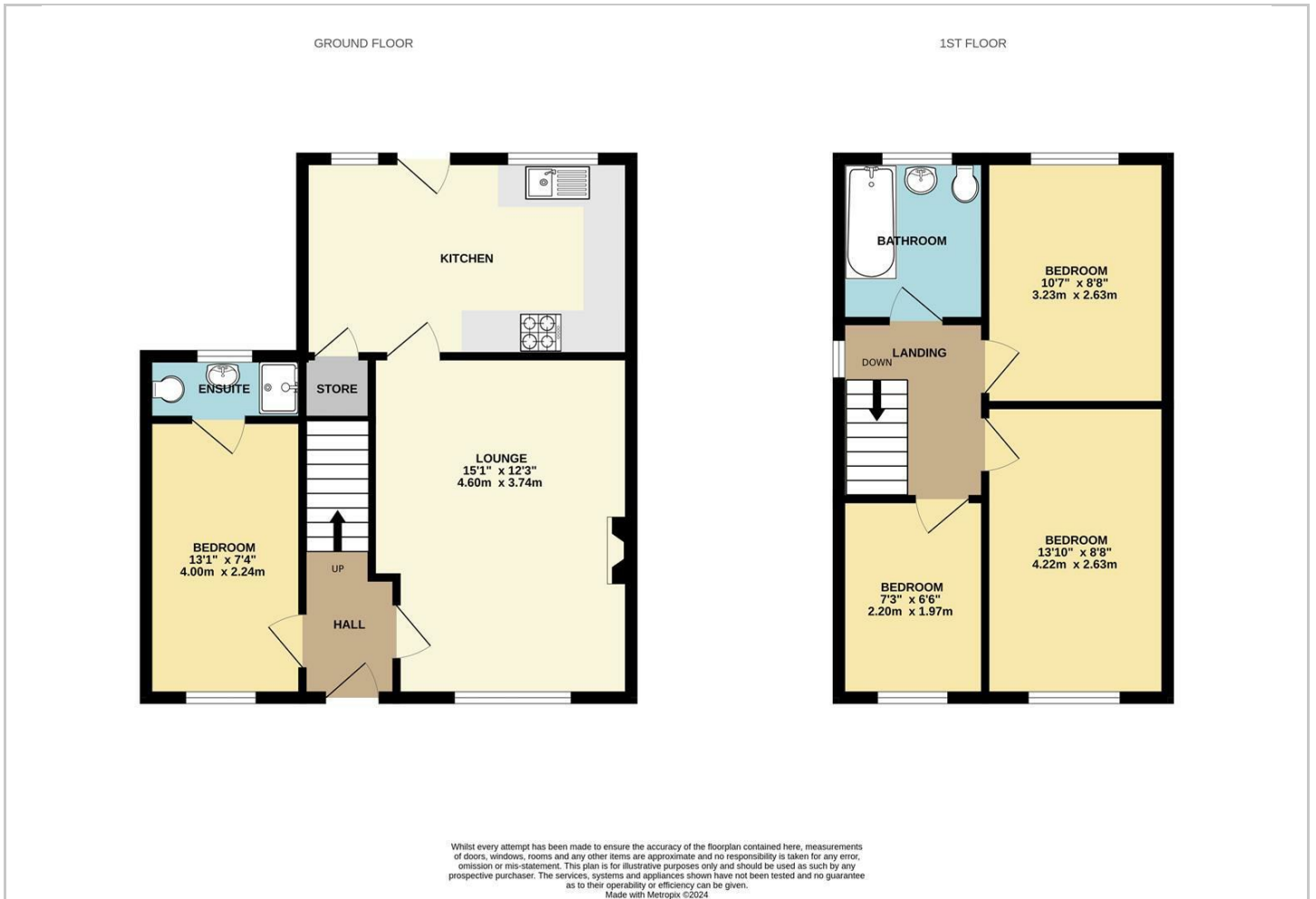
Hybrid Map



Terrain Map



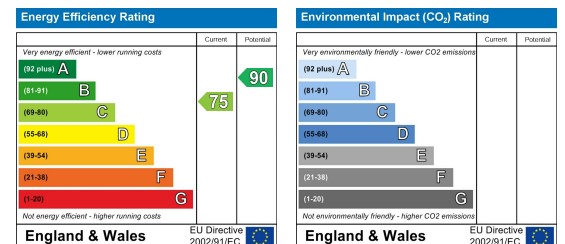
Floor Plan



Viewing

Please contact our CHARLESWORTH Office on 01942 817090 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.